

SAN ANTONIO PLANNING COMMISSION MINUTES



March 12, 2008



2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*

Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman

Jose R. Limon

John Friesenhahn

Ivy R. Taylor

Dr. Sherry Chao-Hrenek

Stephanie James

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call -- Present: Van Eman, Romero, Taylor, Friesenhahn, Limon, Hartman, James, Chao Absent: Garcia

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

A. 070173 — ~~Lima Subdivision~~ Pulled
(Southwest of the intersection of Larkspur and Lima)

B. 070726 — ~~Heights of Crownridge, Unit 1~~ Pulled
(On the northside of Babcock Road at Luskey Blvd)

C. 070728 — ~~Heights of Crownridge, Unit 2~~ Pulled
(On the northside of Babcock Road at Luskey Blvd)

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

- D. 07-029 Braun Station, Unit 21 PUD Plan**
(On the southeast corner of Braun Road and Brigadoon)

Mr. Todd Robinson, 9326 Beowulf, expressed concerns regarding the maintenance of the fence. He noted that the developer had not kept up with the maintenance as agreed to in the initial case.

- E. 08-001 28049 Smithson Valley PUD Plan**
(Northeast corner of Riata Ranch Drive and Smithson Valley Road)

- F. 08-006 Brenthurst at the Dominion, Phase 1 PUD Plan**
(On the northside of Brenthurst Lane, east of Vail Abbey)

REPLATS:

- G. 070598 L Sanchez**
(On the south side of Pearsall Road, east of Atkins Road)

- H. 070608 Braun Station, Unit 21 PUD**
(On the southeast corner of Braun Road and Brigadoon)

Chairman Van Eman opened the public hearing.
Chairman Van Eman closed the public hearing

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-11 HELD ABOVE:

- 6. ~~070173~~ ~~Lima Subdivision~~ Pulled**
(Southwest of the intersection of Larkspur and Lima)

- 7. ~~070726~~ ~~Heights of Crownridge, Unit 1~~ Pulled**
(On the northside of Babcock Road at Luskey Blvd)

- 8. ~~070728~~ ~~Heights of Crownridge, Unit 2~~ Pulled**
(On the northside of Babcock Road at Luskey Blvd)

- 9. 08-001 28049 Smithson Valley PUD Plan**
(Northeast corner of Riata Ranch Drive and Smithson Valley Road)

~~10. 08-006 Brenthurst at the Dominion, Phase 1 PUD Plan Pulled~~
(On the northside of Brenthurst Lane, east of Vail Abbey)

11. 070598 **L Sanchez**
(On the south side of Pearsall Road, east of Atkins Road)

PLATS:

12. 060589 **Bella Vista, Unit 1 Section 3**
(On the northside of Potranco at Sundance Crest)

13. 070334 **Sablechase, Unit 2 Enclave**
(North of the intersection of Old Fredericksburg Road and Sable Run)

14. 070459 **Sablechase, Unit 2A Enclave**
(Extending Mystic Chase east from Stablechase Unit 2)

15. 070679 **Landmark at IH 10**
(On the north side of Aue Road, east of I.H. 10 West)

16. 080054 **Hardy Oak Medical Office Building**
(On the west side of Hardy Oak Blvd. north of East Sonterra Blvd)

17. 080059 **Laura Heights, Unit 4 PUD**
(Extending Sun Mill north from Laura Heights, Unit 3A)

Chairman Van Eman asked that Items #6, #7, #8 and #10 be pulled from the Consent Agenda.

Chairman Van Eman asked for a motion to approve the remaining items on the Consent Agenda.

Motion: Commissioner Hartman to approve the remaining items on the Consent Agenda.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None
Motion Passes.

6. 070173 **Lima Subdivision**
(Southwest of the intersection of Larkspur and Lima)

Staff introduced the item and recommended approval. Staff addressed questions raised by the Commission.

Motion: Commissioner Romero to follow staff recommendation.

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

Motion Passes.

7. 070726

Heights of Crownridge, Unit 1

(On the northside of Babcock Road at Luskey Blvd)

Commissioner Romero recused herself and left the Board Room

Staff introduced the item and recommended approval.

Motion: Commissioner Limon to follow staff recommendation.

Second: Commissioner James

In Favor: Commissioners Limon, James, Hartman, Friesenhahn,
Taylor, Chao, Van Eman

Opposed: None

Motion Passes.

8. 070728

Heights of Crownridge, Unit 2

(On the northside of Babcock Road at Luskey Blvd)

Commissioner Romero recused herself and left the Board Room

Staff introduced the item and recommended approval.

Motion: Commissioner James to follow staff recommendation.

Second: Commissioner Hartman

In Favor: Commissioners James, Hartman, Friesenhahn, Limon,
Taylor, Chao, Van Eman

Opposed: None

Motion Passes.

10. 08-006

Brenthurst at the Dominion, Phase 1 PUD Plan

(On the northside of Brenthurst Lane, east of Vail Abbey)

Staff informed the Commission that the applicant has requested that this item be pulled from the agenda.

INDIVIDUAL CONSIDERATION

PLANNED UNIT DEVELOPMENT (PUD) PLAN& PLAT:

18. 07-029

Braun Station, Unit 21 PUD Plan

(On the southeast corner of Braun Road and Brigadoon)

Staff introduced the item and recommended approval.

Motion: Commissioner Romero to follow staff recommendation.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

19. 070608**Braun Station, Unit 21 PUD**

(On the southeast corner of Braun Road and Brigadoon)

Staff introduced the item and recommended approval.

Motion: Commissioner Hartman to follow staff recommendation.
Second: Commissioner James
In Favor: Unanimous
Opposed: None
Motion Passes.

Supplement #1**060369****Oliver Ranch 281 Commercial**

(West of Highway 281 and north of Overlook Parkway)

Staff introduced the item and recommended approval.

Chairman Van Eman opened the public hearing.
Chairman Van Eman closed the public hearing.

Motion: Commissioner Romero to follow staff recommendation.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

Supplement #2**FPV 08-010 Clubhouse and Parking Lot at the First Tee**

(915 East Mulberry Avenue)

Staff introduced the item and recommended approval of the variance request.

Motion: Commissioner James to follow staff recommendation.
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes.

VARIANCES and APPEALS:

- 20. 070433 Reserve at Sonoma Verde** (2ndary access & street capacity)
(Southwest of Plum Valley Drive and Kyle Seale Parkway)

Staff informed the Commission that the applicant has requested that this item be pulled from the agenda.

COMPREHENSIVE MASTER PLANS:

- 21. 08011** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City by changing the use of approximately 11.3-acres of multiple properties generally bound by S. Alamo Street to the North, Probandt St. to the East, East and West Cevallos to the South and the Union Pacific Rail Line to the West, more specifically described by legal descriptions: NCB 63 BLK LOT W IRR 587.83 FT OF S IRR 274.16 FT OF 1; NCB 63 BLK LOT W IRR 86.98 FT OF E IRR 437.15 FT OF S IRR 124.11 FT OF 1; NCB 00014 BLK LOT E 507.29 FT OF W 532.29 FT OF N 126.68 FT OF TR E ARB E-2; NCB A-14 BLK LOT TR 100; NCB 2563 (RIVER CITY FELLOWSHIP SUBD), BLOCK 2 LOT 1; NCB A-14 PT OF TR E ARB E3; NCB A63 BLK LOT W 376 FT OF E IRR 849.82 FT OF S 128.84 FT OF 1 ARB 3C; NCB 1009 BLK LOT 32,33, E 35.6' OF 31, & W 46.61' OF 34; NCB 1009 BLK LOT E 23FT OF 34 & W 52.7FT OF 35; NCB: 1009 LOT: 36, 37, & E 16.67' OF 35 & W 14.2' OF 38; NCB 1009 BLK LOT S 153.44 OF E 55.19 OF 38, S 153.44 OF W 44.81 FT OF 39; NCB 1009 LOT N 16' OF E 55' OF 38 & N 16' OF W 44.81' OF 39, from Light Industrial Land Use to Mixed Use Land Use. (Planning and Community Development Department by Andrea Gilles, Sr. Planner; Nina Nixon-Mendez, Planning Manager).

Staff introduced the item and recommended approval.

Chairman Van Eman opened the public hearing

Ms. Joyce Klein, spoke in favor of the proposed plan amendment.

Mr. Narcisco Cano spoke in favor of the proposed plan amendment.

Chairman Van Eman closed the public hearing.

Motion:	Commissioner Hartman to follow staff recommendation.
Second:	Commissioner Limon
In Favor:	Unanimous
Opposed:	None
	Motion Passes.

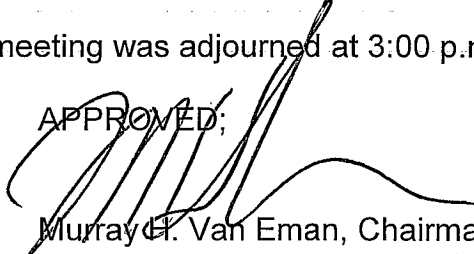
OTHER ITEMS:

- 22.** Director's report -- None.

23. Questions and discussion -- None.
24. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
25. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:00 p.m.

APPROVED;


Murray G. Van Eman, Chairman

ATTEST:


Executive Secretary